
Invitation to comment on Fast-track referral application for the Devonport Mixed Use Development project under the Fast-track Approvals Act 2024 – FTAA-2602–1172

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Thu 25/06/2026 7:51 AM

To Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>; Louise Upston (MIN) <L.Upston@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>

Cc FTArefferrals <FTArefferrals@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

- Minister for Economic Growth
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister for Arts, Culture and Heritage
- Minister for Tourism and Hospitality
- Associate Minister of Housing

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Devonport Property Management Limited for referral of Devonport Mixed Use Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2602–1172).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **17 July 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the

approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Devonport Mixed Use Development
Applicant	Devonport Property Management Limited
Location	Devonport, Auckland
Project description	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. 1. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard)

- | | |
|--|---|
| | <ul style="list-style-type: none">b. carparking (ranging between 80 and 200 carparks) and loading facilitiesc. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³)d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. |
|--|---|

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for
RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

25 June 2026

FTAA-2602-1172

Devonport Property Management Limited
C/- Tattico Limited
s 9(2)(a)

Dear Vijay

Request for further information on the referral application of the Devonport Mixed Use Development project under the Fast-track Approvals Act 2024

Note: The further information response must be received by **17 July 2026, 11.59PM**.

The Minister for Infrastructure (the Minister) has received your referral application for the Devonport Mixed Use Development project (the project) under the Fast-track Approvals Act 2024 (the Act).

I write under delegation from the Minister and in accordance with section 20 of the Act to request the following information:

1. Based on the information provided - there is limited information regarding the economic benefits of the ongoing operation aspects of the project within the application documentation. Please provide further information and supporting evidence to substantiate and quantify the significant economic benefits (particularly direct economic and employment benefits) of the proposed ongoing operation of the project beyond the construction phase. This should include, but not be limited to, the underlying metrics, assumptions and methodology used, as well as the anticipated scale, geographic extent, and duration of any such benefits.

If you wish to provide the information requested, you must respond within **15 working days** of the date of this request (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Please upload your response to the Fast-track applications portal feedback page. Alternatively, if you wish to email the information, or have any queries about this letter, please email referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting
Acting Manager – Fast-track Operations

25 June 2026

FTAA-2602-1172

Phil Wilson
Chief Executive
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by 17 July 2026, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Auckland Council to provide written comments on the referral application, a copy is available via the applications portal.

Written comments must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Auckland Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

2. *In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

Under section 17(3)(b), Auckland Council **may** also provide other comments, however, any such comments must be relevant to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act. This requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting

Acting Manager – Fast-track Operations

Cc. s 9(2)(a)



fasttrack@aucklandcouncil.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Stacey van der Putten
Interim Chief Executive
Auckland Transport

s 9(2)(a)

Dear Stacey

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from FRV Services New Zealand Limited (the applicant) for the Rangitikei Solar Farm project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act, where you have been identified as ‘any other person’ for the purpose of this section. I invite you to provide written comments on the referral application, regarding whether there will be any impacts regarding the Devonport Ferry relating to the project, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting

Acting Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

John Linstead
Chair
Hako Tūpuna Trust

s 9(2)(a)

Tēnā koe John

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting
Acting Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

David Taipari
Chair
Hauraki Māori Trust Board

general@hauraki.iwi.nz

Tēnā koe David

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

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fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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Ben Bunting
Acting Manager – Fast-track Operations

Appendix A: Project summary details

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Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
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25 June 2026

FTAA-2602-1172

Boni Renata
General Manager
Ngaati Whanaunga Incorporated Society

s 9(2)(a)

Tēnā koe Boni

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. s 9(2)(a)



Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Boni Renata
General Manager
Ngaati Whanaunga Ruunanga Trust

s 9(2)(a)

Tēnā koe Boni

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

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PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. s 9(2)(a)



Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Jada MacFie
Chief Executive
Ngāi Tai ki Tāmaki Trust

s 9(2)(a)

Tēnā koe Jada

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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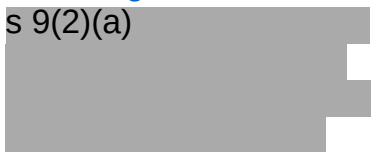
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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. admin@ngaitaitamaki.iwi.nz
s 9(2)(a)



Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Kiwi Johnson
Ngāti Koheriki Claims Committee

s 9(2)(a)

Tēnā koe Kiwi

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

Cc: **s 9(2)(a)**

Appendix A: Project summary details

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Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. s 9(2)(a)

Appendix A: Project summary details

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Application number	FTAA-2602-1172
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25 June 2026

FTAA-2602-1172

Blair Anderson
Acting Chief Executive
Ngāti Pāoa Iwi Trust

s 9(2)(a)

Tēnā koe Blair

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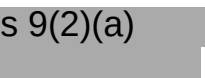
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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. 
info@paoa.co.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Karleen Puriri
Chief Executive
Ngāti Tamaoho Settlement Trust

s 9(2)(a)

Tēnā koe Karleen

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Nāku noa, nā



Ben Bunting

Acting Manager – Fast-track Operations

cc: s 9(2)(a) [redacted]
[redacted]
[redacted]
info@tamaoho.maori.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Michelle Wilson
Chief Executive
Ngāti Tamaterā Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

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Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. s 9(2)(a) [redacted]
admin@tamatera.iwi.nz
s 9(2)(a) [redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Josie Smith
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting

Acting Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Claire Adams
Ngāti Whātua o Ōrākei Trust Board

s 9(2)(a)

Tēnā koe Claire

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ben Bunting

Acting Manager – Fast-track Operations

cc: s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Peter Richardson
Director, Policy
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Richard

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014 to provide written comments on the referral application, a copy is available via the applications portal.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3A), any comments made by an administering agency must be **relevant** to the **referral** application and the decisions the Minister is required to make under section 21 of the Act.

The requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decisions on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ben Bunting
Acting Manager – Fast-track Operations

cc: Angelica Pablo, Policy Advisor – [s 9\(2\)\(a\)](#)
fasttrack@heritage.org.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Paul Majurey

Taonga o Marutūāhu Trustee Limited/ Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting
Acting Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Karen Wilson
Chair
Te Ākitai Waiohua Settlement Trust

s 9(2)(a)

Tēnā koe Karen

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc: s 9(2)(a) [redacted]
[redacted]
[redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Nigel Denny Snr
Chair
Te Ākitai Waiohua Waka Taua Inc

s 9(2)(a)

Tēnā koe Nigel

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

Cc:

s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Te Warena Taua
Executive Chairman
Te Kawerau Iwi Settlement Trust

s 9(2)(a)

Tēnā koe Te Warena

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc. 
admin@tekawerau.iwi.nz


Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Wiremu Peters
Chair
Te Patukirikiri Iwi Trust

s 9(2)(a)

Tēnā koe Wiremu

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc: admin@patukirikiri.co.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Renata Blair
Chief Executive
Te Rūnanga o Ngāti Whātua

s 9(2)(a)

Tēnā koe Renata

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpages: [Cost recovery for agencies](#) and [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Ben Bunting
Acting Manager – Fast-track Operations

cc.

s 9(2)(a)
s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: a. the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level b. the new buildings will range in building height from four to eight storeys, with up to two basement levels c. the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: a. pedestrian/walkable and bikeable connections (laneways and a central courtyard) b. carparking (ranging between 80 and 200 carparks) and loading facilities c. earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) d. water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

25 June 2026

FTAA-2602-1172

Paul Majurey
Chair
Tūpuna Taonga o Tāmaki Makaurau Trust /
Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership

s 9(2)(a)

Tēnā koe Paul

Invitation to provide written comments on the referral application for the Devonport Mixed Use Development Project under the Fast-track Approvals Act 2024

Note: Comments must be received by **17 July 2026**, 11.59PM.

A referral application has been received by the Minister for Infrastructure (the Minister) from Devonport Property Management Limited (the applicant) for the Devonport Mixed Use Development Project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'B. W. Bunting'.

Ben Bunting

Acting Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2602-1172
Project name	Devonport Mixed Use Development
Applicant name	Devonport Property Management Limited
Project summary details	The project is to construct and establish a comprehensive mixed use urban town centre development including visitor accommodation, residential apartments and commercial/retail activities. The project area is approximately 6126m² located in the Devonport town centre area, in the Auckland Region. The project will comprise nine buildings in total over an area bounded by Victoria Road, Wynyard Street and Clarence Street, and includes: - the construction of five new buildings for visitor accommodation/hotel (approximately 50 rooms) and residential apartments (approximately 80–90 units), all with commercial/retail activities at ground level - the new buildings will range in building height from four to eight storeys, with up to two basement levels - the refurbishment of six heritage listed buildings fronting onto Victoria Road. The project will be supported by ancillary infrastructure, which includes: - pedestrian/walkable and bikeable connections (laneways and a central courtyard) - carparking (ranging between 80 and 200 carparks) and loading facilities - earthworks (ranging between 2,000m² and 6,735m² and excavation (ranging between 9,380m³ and 25,000m³) - water supply, stormwater (including any required flood mitigation measures) and wastewater services. The project will require the proposed approvals under the fast-track approvals process: - resource consents approvals under the Resource Management Act 1991 (RMA) - archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.